170.0	0007	0012.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	869,100	/	869,100
USE VALUE:	869,100	/	869,100
ASSESSED:	869,100	/	869,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TINGLEY DORIS J ETAL /TRS
Owner 2:	CALVIN F TINGLEY 2005 TRUST
Owner 3:	
Street 1:	P.O. BOX 4720
Street 2:	
Twn/City:	DOWLING PARK
St/Prov:	FL Cntry: Own Occ: N
Postal:	32064 Type:

PREVIOUS OWNER

Owner 1:	TINGLEY CALVIN F -
Owner 2:	-
Street 1:	P.O. BOX 318
Twn/City:	NORTH WATERBORO
St/Prov:	ME Cntry:
Postal:	04061

NARRATIVE DESCRIPTION

This parcel contains .094 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Vinyl Exterior and 1984 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 2 Bdrms.

Doris Tingly

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4080.000	489,400		379,700	869,100
Total Card	0.094	489,400		379,700	869,100
Total Parcel	0.094	489,400		379,700	869,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.05 | /Parcel: 438.05

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	113086
GIS Ref	
GIS Ref	
Insp Date	07/02/18

!13181!

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0007-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	489,400	0	4,080.	379,700	869,100		Year end	12/23/2021
2021	104	FV	467,800	0	4,080.	379,700	847,500		Year End Roll	12/10/2020
2020	104	FV	467,900	0	4,080.	379,700	847,600	847,600	Year End Roll	12/18/2019
2019	104	FV	352,100	0	4,080.	379,700	731,800	731,800	Year End Roll	1/3/2019
2018	104	FV	352,100	0	4,080.	336,300	688,400	688,400	Year End Roll	12/20/2017
2017	104	FV	330,700	0	4,080.	282,000	612,700	612,700	Year End Roll	1/3/2017
2016	104	FV	330,700	0	4,080.	282,000	612,700	612,700	Year End	1/4/2016
2015	104	FV	295,500	0	4,080.	244,100	539,600	539,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:21:24

LAST REV

Date	Time
07/27/21	11:16:48
mmcmakin	

PAT ACCT. 13181

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TINGLEY CALVIN	51842-293		10/30/2008	Family		No	No		Calvin F Tingley dod 9/28/2019
TINGLEY CALVIN	43932-537		10/20/2004	Family	1	No	No		
	11453-455		1/2/1968		1	No	No		N

USER DEFINED

Prior Id # 1:	113086
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/1995	353	Manual	2,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
12/16/2008	Entry Denied	345	PATRIOT
12/16/2008	Measured	345	PATRIOT
12/28/1999	Mailer Sent		
12/10/1999	Measured	263	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4080		Sq. Ft.	Site		0	70.	1.33	8									379,679						379,700	

Total AC/HA:	0.09366	Total SF/SM:	4080	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	379,679	Spl Credit		Total:	379,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW W/ RED BRIC		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.24389136
Const Adj.:	0.98100144
Adj $ / SQ:	219.647
Other Features:	115000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	601277
Depreciation:	111838
Depreciated Total:	489439

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

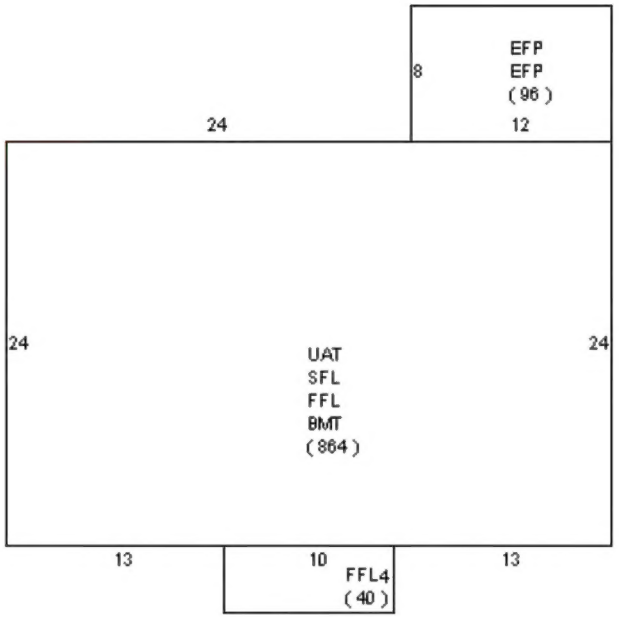
No Unit	RMS	BRS	FL
2	4	1	
Totals			
2	8	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	219.65
Special Features:	0	Val/Su Net:	160.99
Final Total:	489400	Val/Su SzAd	276.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	904	219.650	198,561
BMT	Basement	864	65.890	56,932
SFL	Second Floor	864	219.650	189,775
UAT	Upper Attic	216	153.750	33,211
EFP	Enclos Porch	192	40.620	7,799

Net Sketched Area:	3,040			Total:	486,278
Size Ad	1768	Gross Area	3688	FinArea	1984

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

170.0-0007-0012.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	